

Niguel Shores Community Association  
General Session Agenda  
February 12, 2025

**ATTENDEES**

Mark Russell, President	John Muller, General Manager
Pat O'Brien, 1st Vice President	Karen Decker, Architectural Manager, Recording Secretary
Brian Porter, 2nd Vice President	Robert Everson, Maintenance Manager
Bob Berkery, CFO	John MacDowell, Corporate Counsel
Rick Palmer, Secretary	

**CALL TO ORDER – 6:00 PM**

**HOMEOWNER FORUM**

The board shall permit any member to speak at any meeting of the association or the board, except for meetings of the board held in executive session. The board shall establish a reasonable time limit for all members of the association to speak to the board or before a meeting of the association.

**CONSENT CALENDAR**

- a. Minutes  
January 15, 2025, General Session  
Ratification of fund transfers:
- b. Transfer \$50,000.00 from Ameriprise Operating to Ameriprise Payroll
- c. Transfer \$300,000.00 from Banc of California to Ameriprise Operating
- d. Transfer \$400,000.00 from Banc of California to Ameriprise Operating
- e. Transfer \$30,000.00 from Ameriprise Operating to Ameriprise Payroll
- f. Transfer \$74,583.00 from Ameriprise Operating to Ameriprise NSCA Reserve
- g. Unaudited Financial Report for Period Ending: December 31, 2024– Receive 132-237  
and File.
- h. Reserve Investments  
60-month term \$250,000 UST 4.30% 4.71%  
48-month term \$250,000 UST 4.25% 4.66%
- i. Lien Approval – No liens
- j. Committee Resignations  
Recreation Committee member Nancy Tinnes has resigned
- k. Committee Appointment  
Architectural Committee appointment of Dave Midkiff  
Finance Committee appointment Dave Justus
- l. Committee Disbandment  
Traffic and Safety
- m. Committee Rename  
Recreation Committee to Events Committee
- n. Committee Meeting Minutes - Receive and File  
Architectural Committee  
Landscape Committee  
Recreation Committee  
Communication Committee

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View Preservation Committee

**GENERAL BUSINESS**

Sea Terrace Park Music Festival

Action: The Board will discuss endorsing the two-day music festival for November.

Tree Removal Request 24166 Vista D'onde

Action: The Board to review the request for common area tree removal.

Damaged Common Area Concrete Removal and Replacement

Action: The Board will review a proposal to repair damaged concrete throughout the community.

Concrete Patching Throughout the Community

Action: The Board will review a proposal to patch concrete areas to extend their useful life.

Common Component Maintenance Manual

Action: The Board reviews the proposal to create a community maintenance manual.

Access Control Upgrade

Action: The Board will review proposals to upgrade the community's access control equipment, including vehicle and pedestrian access.

Paid Vendor Access Program

Action: The Board will discuss creating a vendor access control program that would be used to generate additional revenue to set operation costs off.

**DISCUSSION ITEMS**

Request for Second Pickleball Tournament

Action: The Board will determine if it will approve a second pickleball tournament at the association pickleball courts.

Appeal of Architectural Committee Conditional Approval and Disapproval:

Modification to Privacy Wall – 6883/047

**REPORTS (Review Only)**

January Calendar

Architectural Report

Work Order Report

Map

**COMMUNITY CALENDAR**

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COMMUNITY MAP

ANNOUNCEMENTS

The board's next meeting will be on March 12, 2025.

ADJOURNMENT